

## SPECIAL WARRANTY DEED

Account Number C04381	County Tax Account Number R522205
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The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, conveys and specially warrants unto Jerald E. Klingberg and Roxanna Klingberg, grantee(s), the following described real property free of encumbrances created or suffered by the grantor on or before March 8, 1985, except as specifically set forth herein situated at 2556 Homedale, Klamath Falls, Oregon 97603 in Klamath County, State of Oregon, to wit:

Tract 27 of KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Any taxes for 1994-95 when due or payable.
2. Any Right of Redemption as Provided by Law.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.
5. Grant of Right of Way, including the terms and provisions thereof, in favor of the California Oregon Power Company, for transmission and distribution of electricity, recorded in Volume 69 at Page 639, Deed Records of Klamath County, Oregon.
6. Reservations, restrictions and easements, including the terms and provisions thereof, dated September 6, 1928 in Volume 89 at Page 633, Deed Records of Klamath County, Oregon, to wit: "the grantors their heirs or assigns reserve the right to take irrigation water along or across said lands."

The true and actual consideration for this conveyance is \$43,500.00.

AFTER RECORDING RETURN TO:

Until a change is requested, all tax statements shall be sent to the following address:

Jerald Klingberg  
2556 Homedale  
Klamath Falls, OR 97603

Jerald Klingberg  
2556 Homedale  
Klamath Falls, OR 97603

# SPECIAL WARRANTY DEED (Continued)

25678

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TO HAVE AND TO HOLD said real property unto said grantee(s), their heirs and assigns forever.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

IN WITNESS WHEREOF, the Director of the Oregon Department of Veterans' Affairs has caused these presents to be executed this August 16, 1994. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By Curt R. Schnepf  
Curt R. Schnepf  
Manager, Accounts Services

STATE OF OREGON

County of Marion

)  
) ss.  
)

On August 16, 1994

this instrument was acknowledged before me by the above-named Curt R. Schnepf, who personally appeared, and, being first duly sworn, did say that he is duly authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me: Ruth Parker  
Notary Public For Oregon



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerald Klingberg the 18th day  
of Aug A.D., 19 94 at 2:46 o'clock P.M., and duly recorded in Vol. M94  
of Deeds on Page 25677

FEE \$ 35.00

Evelyn Biehn  
By Douline M. Henderson County Clerk